

COMM SW COR OF NE1/4, RUN E 251.
 RUN NW'LY 1440.84 FT, SE 298.74
 SW APPROX 1390 FT, W APPROX 275.

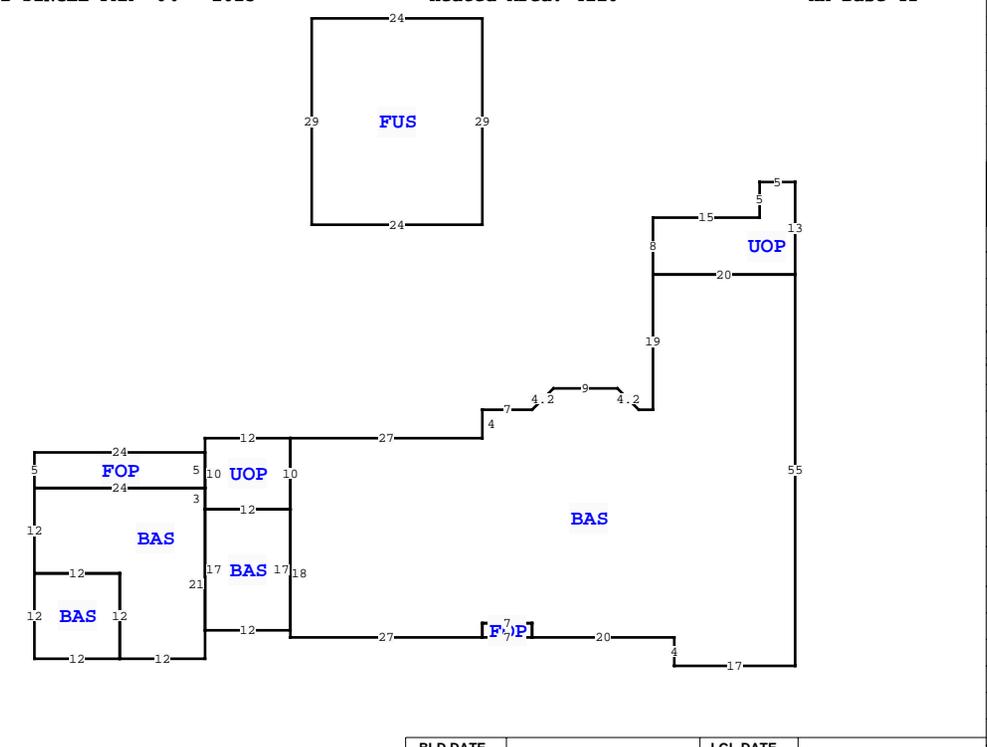
ROBINSON KRIS/ROBINSON SANDRA
 582 W DUVAL ST
 LAKE CITY, FL 32055

2026

36-3S-16-02601-000


ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 60
Exterior Wall	14	WD SHINGLE 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	4,211	127.0477	144.83	609,879	1949	2005	0	0	0	20.00	80.00		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		487,903	
TOTAL MARKET OB/XF VALUE		22,492	
TOTAL LAND VALUE - MARKET		27,660	
TOTAL MARKET VALUE		538,055	
SOH/AGL Deduction		0	
ASSESSED VALUE		538,055	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		538,055	
TOTAL JUST VALUE		538,055	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		535,790	

QUALITY	DOR CODE	MAP NUM	MKT AREA		
07	07		06		
DOR CODE 0100 SINGLE FAMILY					
NEIGHBORHOOD/LOC 36316.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	16,685
BAS	204	100		204	23,636
BAS	432	100		432	50,054
BAS	2,634	100		2,634	305,186
FOP	14	30		4	463
FOP	120	30		36	4,171
FUS	696	100		696	80,642
UOP	120	20		24	2,781
UOP	185	20		37	4,287
TOTALS	4,549			4,211	487,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052193	Electrical Servic		01/30/2025
17501	ADDN SFR	130	10/05/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/1923	12/31/2024	WD	Q	I	01	630,000

GRANTOR: BROWN TOM W REVOCABLE
 GRANTEE: ROBINSON KRIS
 1485/883 2/20/2023 WD U I 11 100
 GRANTOR: BROWN ANN BUTLER
 GRANTEE: BROWN TOM W REVOCAB

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	1965	1965	3	40	14,336	
3	0020	BARN, FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	256	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
7	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
8	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

TOTAL OB/XF													
22,492													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W27 UOP= W12 S10 E12 N10\$ S10 BAS= W12 BAS= N3 FOP= N5 W24 S5 E24\$ W24 S12 BAS= S12 E12 N12 W12\$ E12 S12 E12 N21\$ S17 E12 N17\$ S18 E27 FOP= E7 N2 W7 S2\$ N2 E7 S2 E20 S4 E17 N55 UOP= N13 W5 S5 W15 S8 E20\$ W20 S19 W2 U3 L3 W9 L3 D3 W7 S4\$ PTR= N30 FUS= N29 W24 S29 E24\$ S30\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
3	0000	C	VAC RES	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	16,500							
4	9630	C	SWAMP	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	40.00	40.00	160							